



Bell Street, Henley-on-Thames, Oxfordshire

A superb property situated in the town centre

Knight Frank is delighted to offer this period property on Bell Street which has been much improved in recent years to present a wonderful blend of period and contemporary styles, with living space laid out over three floors.

The house has many modern and character features, such as exposed beams, full-height glazed doors and a two-way fireplace. It is situated conveniently in the town centre and benefits from a large west-facing walled garden which has been beautifully landscaped.



Guide price: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains services.

The property

On entering 75 Bell Street, you are immediately aware that the feel is one of a spacious and stylish lifestyle with solid oak flooring on the ground floor, exposed bricks and beams, both wood and steel, and a two-way fireplace.

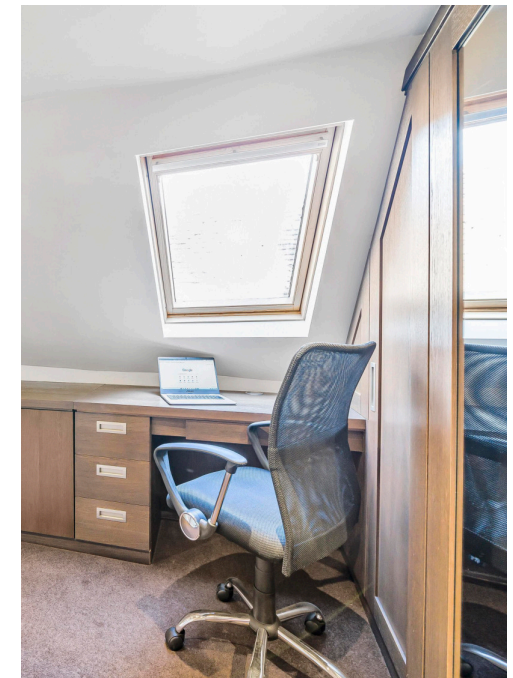
The welcoming entrance area is ideal for a workspace and is separated from the sitting room by a fantastic fireplace. To the rear of the reception room is the sitting room area with access to the kitchen/dining room. 75 Bell Street benefits greatly from a magnificent kitchen/dining room. This light and airy room has beautiful views over the rear garden. The kitchen area has a range of wall and base units beneath a poured concrete worktop and a central island with a range of integrated appliances, including a double oven, induction hob, dishwasher, fridge and freezer. There is ample space for a dining table and seating area with double doors opening to the patio, ensuring this space works perfectly for open-plan living. The ground floor accommodation is completed with a useful utility and W.C.





The property (continued)

The first floor comprises two double bedrooms, one with a mixture of fitted wardrobes and drawers. Both rooms have large double-glazed windows providing lots of natural light. From the landing is a family bathroom with both a bath and shower and stairs rising to the second floor. On the second floor are two further bedrooms, one of which is currently used as a home office and has fully fitted wardrobes and desk unit. A second bathroom completes the upstairs accommodation.





Garden and grounds


To the rear of the property is a beautifully landscaped, west-facing garden with a mixture of lawn and mature flowerbeds and a large patio, easily accessed from the kitchen, an ideal space for al fresco dining. The garden is bordered by a mix of brick and rendered walls, providing amazing privacy. To one side of the garden is a charming garden shed and store.





Situation

75 Bell Street dates back to the Georgian era and is situated in a most highly regarded location in Henley. Henley-on-Thames sits on the banks of the River Thames and is famed for the annual Royal Regatta and Henley Festival. Comprehensive shopping and restaurant facilities are close at hand, with Bell Street forming a central role in Henley's bustling town centre, including a Picturehouse Cinema and Waitrose. Henley station offers a regular service, including links for London Paddington (45 mins). To the North of Bell Street is The Fairmile, a gateway to the Chiltern Hills, designated an area of outstanding natural beauty with many footpaths, bridleways and country pubs.



The location is convenient for a stroll down to the riverbank and the renowned Kenton Theatre.



The property has a wonderful mixture of both contemporary and period features.

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Approximate Area = 2474 sq ft / 229.8 sq m (excludes void)

For identification only - Not to scale

Directions (RG9 2BD)(continued)

Upon entering Henley, proceed over the bridge and one set of traffic lights into the centre of town, bearing right at the second set of traffic lights into Bell Street. Proceed along Bell Street to the far end, where number 75 can be found on the left-hand side.



Knight Frank

Henley

20 Thameside

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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